Yesterday's brokerage transactions were few in number and included none of more than commonplace interest. Most of them were concerned with flats, tenements, private dwellings or vacant lots. In the auction room an offering of two Broadway parcels from the stand of L. J. Phillips & Co. attracted some attention. The prices which they realized were, however, rather low. The northwest corner of Broadway and Walker street, a six story building. on a lot 28.8x103.4, was struck down at \$198,350, and the five story building on a Broadway, went at \$258,100. These prices seem to show that values in middle Broadway have remained stationary, if they have not receded, while quotations in other mercantile sections have been advancing.

Private Sales.

FERRY STREET.—The Charles F. Noyes Company has sold for Charles H. Isham the five story store and loft building at Nos. 11 and 13 Ferry street, on plot 31x77. The same brokers recently sold the connecting property at Nos. 1 and 3 Jacob street for Mrs. Jane S. Sturges. The latter parcel covers a plot 40x65. Neither had changed hands in more than fifty years. IRVING PLACE.—William L. Sutthin and F. C. Gilsey have bought through E. C. Williams & Co. Nos. 38 and 38 Irving place, two three story dwellings, on plot 40x86.

MINETEENTH STREET.—Charles E. Duross has sold for Estelia S. Russell to the Prudential Real Estate Corporation No. 245 West Nineteenth street, a three story brick building, with a brick stable in rear, on plot 15x01.3x50x irregular.

BIXTY-NINTH STREET.—L. J. Phillips & Co. have sold for Carl F. Boker No. 22 West Sixty-minth street, a four story and basement dwelling, on lot 22x10c.5.

ment dwelling, on lot 22x100.5.

SEVENTY-FOURTH STREET.—Max Maver has sold for A. von Etten to Adolf Miller. No. 343 East Seventy-fourth street; a five istory tenement, with store, on lot 25x98.

EVENTY-NINTH STREET.—Pease & Filiman have resold for Mary McGinley No. 223 West Seventy-ninth street, a four story American basement dwelling, on lot 16x 102.2, to a client, for occupancy. The seller bought this house last week through Samuel J. Redlich, who is associated as broker in this transaction.

this transaction.

BIGHTY-FOURTH STREET.—Albert Booth Cohn has sold for Dora H. Coles No. 258
West Eighty-fourth street, a three story dwelling, on lot 16x75.

dwelling, on lot 16x75.

MOSTH STREET.—Gibbs & Kirby have sold for Solomon Weinhandler No. 326 West 108th street, a five story American basement dwelling, on lot 22x100.11, to a client of occupancy. The price was about \$45,000.

PARK AVENUE.—Harry Goodstein has sold to a client of Alfred Bullowa No. 1688 Park avenue, a five story flat, withs tores, on lot 25x100. Devery & Pollak were the brokers.

brokers.
21STHSTREET.—Joseph P. Day has sold for a client Nos. 503 and 505 East 118th street, two five story tenements, on plot. 47.10x 100.11, adjoining the northeast corner of Pleasant avenue.

Pleasant avenue.

12aTH STREET.—L. Kramer has sold for D. Davidovitz No. 219 West 120th street, a five story double flat, on lot 25x109.

131ST STREET.—Edward C. H. Vogler has sold for Louis Celler the southeast corner of 131st street and Seventh avenue, a five story flat with store, on plot 48x100.

of 131st street and Seventh avenue, a five story that with store, on plot 40x100.

151ST STREET.—Edward C. H. Vogler has sold for Louis Celler, No. L58 West 131st street, a five story flat, on lot 25x100.

251ST STREET.—The Louis Meyer Realty Company has bought from Herman Rabe No. 525 West 151st street, a six story apartment house, on plot 40x90.11.

WHITE PLAINS, ROAD.—Hall J. How & Co. have sold for Michael J. Dowd the plot, 86x81, on the east side of White Plain road 28 feet south of 21sth street to the Sound Realty Company.

257TH STREET.—R. I. Brown's Sons have resold to Isaac Lefkowitz and Samuel Fischmann the plot, 200x100, at the south-east coruer of 237th and Mathilda streets.

COLLEGE AVENUE.—R. I. Brown's Sons have sold for E. B. Levy the plot, 50x100, on the east side of College avenue, 152 feet north of 169th street.

CARTER AVENUE.—John H. Stelles & Co. have sold for Henry C. Meyer to Kue Bros. five lots at the corner of Carter avenue and 175th street.

FORTY-FIFTH STREET.—Pease & Elliman have sold for Mathibas Clarkson No. 15

and 175th street.

FORTY-FIFTH STREET.—Pease & Elliman have sold for Matthew Clarkson No. 15 West Forty-fifth street, a four story high stoop brownstone front dwelling, on lot-16.8x100.5. The buyer will occupy.

16TH STREET.—Duff & Brown bave sold for the T. J. McGuire Construction Company Nos. 540 and 542 West 146th street, and story elevator apartment house known.

a six story elevator apartment house known as the Rosario, on plot 75x99.11. 21ST STREET. - Joseph P. Day has sold for Thomas F. Gilroy to Dr. Robert Kunstzer Thomas F. Gilroy to Dr. Robert brown-No. 7 West 121st street, a four story brown-stone dwelling, on lot 21x100.11, near Mount

WASHINGTON STREET.—Daniel B. Freed-man has bought through E. H. Ludlow & Co. from the Remsen estate No. 798 Wash-ington street, a three story building, on lot 10.6x70. LEXINGTON AVENUE — Daniel B. Freed-man has resold to a client of Strong & Cadwalader the southeast corner of lex-ington avenue and Sixy-fifth street, two four story dwellings, on plot 34.5x80.

107TH STREET.—I. Abramson has sold for Sarah Adler and Regina Weledniger to Herman W. Wegever Nos. 8 and 10 East 197th street, a six story new law apart-ment house, on plot 41.8x100.11. 114TH STREET - Mandelbaum & Lewine have bought Nos. 216 and 218 East 114th street, two three story buildings, on plot 26x100 til

EIGHTY-PIRST STREET.-Mandelbaum Lewine have sold Nos. 168 and 170 East Eighty-first street, two three story dwell-

EIGHTY-SEVENTH STREET.—N. Adelsdor-fer has sold to Samuel Katz Nos. 108 and 110 East Eighty-seventh street, five story flats, on plot 56x100.

flats, on plot 56x100.

NINETY-SECOND STREET.—Simon C. Bernstein has bought from Dr. Arnold Sturmdorf the five story flat at No. 156 East Ninety-second street, on lot 25x100.8. The purchaser will remodel the building.

NINETY-FOURTH STREET.—Samuel Wenk has resold No. 324 East Ninety-fourth street, a five story double flat, on lot 26x 100.8.

IIO.8.

IIGHTY-FIFTH STREET.—Samuel Wenk has resold No. 540 East Eighty-fifth street, a five story double flat, on lot 25x102.2.

FIFTEENTH STREET.—Louis Schrag has kold for Francis and Elizabeth Mathews the five story tenement at No. 232 West Fifteenth street, on lot 15.5x92.

TEXTH STREET.—F. Street, has bought

TENTH STREET, E. Sharum has bought from S. Greenwald Nos. 207 and 209 West Tenth street, a six story new law flat, on plot 37.6x30. BIXTY-FOURTH STREET. — James R. Thomas and George F. Woods have sold for the Terminal Realty Company No. 169
West Sixty-fourth street, a five story flat, on lot 24x100.5, to Francis Morris & Co.

AMSTERDAM AVENUE,—John Golin has sold for William H. Gentzlinger to Amer-bach & Mayer Nos. 93 to 97 Amsterdam avenue, southeast corner of Sixty-fourth Street, three five story tenements, on plot 75.5x100 SECOND AVENUE .- M. M. Stone has bought

the five story front and rear tenements, with stores, at Nos. 692 and 694 Second avenue, on plot 50x138. FORTY-EIGHTH STREET.—E. Henry Eckhardt and F. B. Robertson have sold for Robert B. Moneypenny to S. Taber Bayles So. 242 West Forty-eighth street, a three story and basement dwelling, on lot 21x90. 1807 and basement dwelling, on lot 2120.
1807 HSTREET—Adolph Hollander has bought from the McKinley Realty and Construction Company Nos. 24, 26 and 28 West, 140th Street, three six story new law apartment houses, each on plot 45.829.11. C. L. Halberstadt was the broker.

co.

Lawyers Mortgage Company

\$4,000,000 Capital and Surplus Guaranteed Mort-gages outstanking \$44,000,000

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BUILDING CONSTRUCTION.
51 Wall St., New York.

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TALBOT ROOT

52 Broadway, N. Y. City,

has sold No. 2180 Hughes avenue, a two family house, on lot 17x86, for the Belmont Construction Company to a Mr. Daly: also No. 2140 Hughes avenue, a two family house, on lot 18x86, for the same company to a Mr. Lilley

BROOK AVENUE.—Brunssen & Weber have sold for A. Ducker No. 1266 to 1270 Brook avenue, three three family houses, on plot 50x100. NINETY-FOURTH STREET.—Arthur G. Muhlker has sold for Frank Eberhart the five story double flat at No. 338 East Ninety-fourth street, on lot 25x190, and for The Immanuel Lutheran Church the three story frame building at No. 120 East Eighty-eighth street, on lot 25x100, to a client of Oscar Baumann.

COLUMBUS AVENUE.—M. Samuel Stern has sold for J. Ireland to Charies Hirschhorn the southeast corner of Columbus avenue and Eighty-fifth street, a seven and two five story apartment houses, on plot 100x102.2.

AVENUE A.—M. Samuel Stern has sold to Jacob Werman and Edward A. Kerbs the northeast corner of Avenue A and Seventieth street, a four and five story building, on plot 104.5x98.

The Randojah-Thompson Realty Company Nos. 24, 26 and 28 West 140th Street, three six spry new law apartment bouses, each on plot 44.8399.11. C. L. Halbert and was the broken as resold in the street, three six spry new law apartment bouses, each on plot 44.8399.11. C. L. Halbert and was the broken as resold in the street, and the street, and the story flat, with stores, and the story flat, with stores, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the story flat, with stores, at No. 2135. The first street, and the street, the street, the street, and the street, the street, and the street, the street, and the s

BAGOGETYN SALE ON BOROUGH OF BROOKLYN SALE OR RENT.

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CITY REAL ESTATE. OUT OF THE CITY, REAL ESTATE. OUT OF THE CITY, REAL ESTATE OUT OF THE CITY.

LONG ISLAND-SALE OR RENT.

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SEA GATE.—To let, furnished, large brick House, 17 rooms: first class condition; will rent low to private family. WILLIAM TUMBRIDGE, Hotel St. George, Brooklyn.

others, fourteen lots in Vernon avenue, running through to Hamilton avenue, beginning 175 feet north of Freeman avenue, from Annie T. McDonneil, two lots on the east side of Academy street, 148 feet north of Payntar avenue.

Minturn Post Collins has bought from the Stevens estate thirty-one lots on Van Alst avenue, between Temple and Elm streets, Long Island City.

The Ernestus Gulick Company has sold the Kinsey farm, consisting of sixty acres, on the corner of the Hempstead and Jamaica Turnpike and Lynbrook road, for about \$100,000.

Ames & Co. report the following leases: Store at 132 West Thirty-fourth street, for S. W. Peck; store at 114 East Twenty-eighth street, or F. Zobel; store at 28 West Thirty-first street for G. W. Rudkin; store and basement at 163 West Twenty-ninth street, for W. H. Nelson; No. 303 Ninth avenue for K. W. Mead; loft in 225 West Twenty-ninth street for J. J. Bowes.

E. de Forest Simmons has leased for E. J. McGuire the store at No. 511 Park avenue, for a term of three years, to E. J. Gibson, at an aggregate rental of \$3,700.

The Dexter Realty Company has been incorporated, with offices at No. 42 Broadway, to operate in Manhattan property. The officers are Martin H. Goodkind, president, and Sanders Gutman, treasurer. The company recently acquired 1054 and 1056 Park avenue.

Henry R. Stern is the buyer of 749 Amsterdam syeuue.

Henry R. Stern is the buyer of 749 Amsterdam avenue. S. S. Sellew is the buyer of 78 East Seventydam avenue.

S. S. Sellew is the buyer of 78 East Seventyninth street.

F. R. Wood & Co. were the brokers in the sale of 128 West Seventy-second street.

Plans have been filed with Building Superintendent Murphy for enlargement of the four story and basement dwelling at 260 Madison avenue, owned by George F. Baker. A three story and basement extension is to be added, and a new Colonial facade of marble trimmed brick erected with a central entrance. The improvements are to cost \$60,000, according to the estimate of Walker & Gillette, the architects.

Plans have also been filed for remodelling the five story Baltimore Apartments, at 140 and 142 East Fortieth street, owned by Mrs. Annie Foster. An elevator is to be installed, a mansard story with dormer windows added and a new plumbing plant installed. The improvements are to cost \$30,000, according to the estimate of the architect, John Van Pelt.

The Manhattan new building plans filed

Rockaway Park

LOTS 8700, TERMS EASY.

Apply ROCKAWAY PARK IMP. CO., 192 Broadway.

See Sunday Edition. HOLLIS TERRACE, right at Hollis Station, 12 ninutes from N. Y. City Hall, on main line L. I. R., just beyond Jamalca; lots 390 up; casy terms, N. Y. & PITTSBURG REALTY CO. 356-358 Fulton u, Brooklyn. Office on property.

BOROUGH OF BROOKLYN-SALE OR RENT.

Three and four story Apartment Houses, brick and stone, with and without steam heat; all modern improvements. FIFTY built and sold within a year in this high and beautiful location. Four blocks to Prospect Park and Museum of Arts and Sciences. Best transit facilities of any section in the borough: 18 minutes to New York by the Kings County Elevated R. R. (Brighton Beach Branch). Park Place station, Franklin Avenue. St. John's Place. Bergen Street, Marcy Avenue. Nostrand Avenue and Lorimer Street car lines. Property in this vicinity has doubled in value in the last year and material has advanced 25 per cent. since contracts were made for these buildings, and the purchaset gets the advantage.

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\$5,000 to \$9,000.

UNOA bargain? Get large Bargain List free. All sorts, sizes, prices, Estab, 1886. Positively no humbug. Little, workingman's brick house, \$1,000; small, one or two family, \$2,300; detached brick, \$3,500; beautiful, new, eleven rooms and two baths. \$4,500; ten family tenement, \$7,500. Others, Bargain List free WESTON, Manager Realty "PAVILION." 2886 Fulton st. Closed Sundays. Reliable.

Just completed, two unsold, swell two family cottages, 14 rooms, two baths; everything up to date; don't miss looking at them; \$7.800; worth \$9.000; decorated to suit. HENCKEL, Av. C. E. 5th st., overlooking the Boulevard.

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FOR SALE or rent; detached, 15 rooms; Flatbush residence, SPAYD, 82 Lenox road, Brooklyn. Tel. 800 Flatbush. SEMI-DETACHED one family brick houses, \$4,600 \$4,600. G. J. HERMANN, 65th st. and 15th av. 64 LOTS on East 10th st. between Avenues N. and BRYON & CO., 1406 Kings Highway, Brooklyn. FOR SALE—Two 4 story single flats; rentals \$3,300; price \$29,750. S. NOONAN, 75 6th av., Brooklyn.

story flats to be built for David Robinson on Teller avenue, north of 165th street, at a cost of \$120,000, five three story dwellings, with stores, for Samuel Geller, at the corner of St. Laurence avenue and Merrill street, \$25,000; six two story dwellings for Bertha Knauff, at the corner of Classon avenue and Manslon street, \$24,000; a four story flat, with stores, for Ligui De Luccia, at the corner of Holland avenue and 212th street, \$2,000; a one story garage on Boston road, south of Jefferson Place for the McKinley Square Automobile Company, \$1,000; four two story and attic dwellings and a two story stable and carriage house for Joseph Dlamond, at the corner of Bronx Park avenue and 177th street, at a total cost of \$29,500; three two story dwellings, \$17,600 and a two story church on Hewett place, north of 156th street, for the Monteflore Hebrew Congregation, \$30,000.

HOW

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FOR SALE-40 acre farm, Cutchogue, L. I.; new barn, good house: 1½ miles to depot; ½ to Post Office and stores; \$20,000. FRANK R. FLEET, Office, 125 Myrtle av., Brooklyn. N. Y., or OFFICE, box 19. Cutchogue, L. I.

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FINE LOTS, \$800 up: Battle Hill Park, White Plains. WESTCHESTER LAND EXCHANGE White Plains, N. Y. 9 ROOM HOUSE near Broadway: \$5,200; corner Lowerre: 100x125, \$6,000. RIVERSIDE CON-STRUCTION CO., Lowerre, Yonkers.

THE Real Estate Record of Westchester County, \$2 per year; 5 cents per copy. WESTCHESTER PRESS, Rye, N. Y. SPECIALISTS in Westchester county real estate for many years. HOWELL C. PERRIN & CO., 503 5tn av., N. Y. HOUSES FOR SALE and to rent in all sections. W. J. BROGAN, 8 South 4th av., Mount Vernon, N. Y. SPECIALIST in Westchester real estate. A. P. GARDINER, Worth and Elm. sts., New York. \$0,000 BUYS modern 9 room house; 3 minutes sta-ion. F. A. SMITH, Lowerre, Yonkers, N. Y. LARCHMONT, Rye, Greenwich; furnished houses, \$800 to \$2,500. MARCUS HALLETT, 7 East 42d st. 17 LOTS for sale: river view; each \$900. FREE & MURRAY, Tarrytown, N. Y. 10 ROOM cottage; 5 minutes from water; \$6,000. FITZPATRICK, New Rochelle, N. Y. 250 ACRES, 40 minutes from New York; \$500 per acre. THOMSON BROS., Yonkers, N. Y. AT YONKERS-Residence property; sale and rent. O. B. WARING, 14 Getty Square, Yonkers. \$350 UPWARD-Lots, 20 minutes from 125th st.; just over city line. MAUL, 33 West 42d st. IF YOU ARE looking for real estate in New Rochelle see THOMAS CUSTER, 50 Mechanic. FOR SALE -Beautiful home site in Arthur Manor. ARTHUR SUBURBAN HOME CO. 1822 Park av. N.Y. HOUSE river view; all imp.: \$8,000. J. FOSTER JENKINS. Youkers, N. Y.

REAL ESTATE WANTED. OWNERS—We seil, exchange, rent, manage, in-sure property. O'SHEA & KLEIN, 326 West 48th.

vs. S. R. Lawrence et al; partition; to Louis Lese for \$12,000. BY GEORGE R. READ & CO. Amsterdam avenue, northeast corner listh street, 74.10x150x irregular; vacant; to Richtmeyer & Irving for a client for \$114.500.

BY BETAN L. KENNELLY.

Seventy-first atreet. No. 528, south side. 198 feet west of Avenue B. 25x100.3; two story frame tenement. Jacob Cooper et al vs. John Acker et al; due on jugment. \$4.459.39; subject to taxes. &c., \$200; to Julius Levy for \$7.200. Fifty-seventh street, Nos. 137 and 139, northwest corner Lexington avenue, 40x66.5; five story flat, with stores; to John L. Martin for \$73,000. WESTCHESTER COUNTY-SALE OR

HOME READY TO MOVE IN

Why invest on Long Island and wait for the promised improvements of the Pennsylvania R. R. R. Remember, they have been owners of the L. I. R. R. for the past four years, and what have they accomplished! Raised the commutation raies. (See Sunday's Herald, April 1st, 1906, about Long Island Investments).

Open your eyes -- Invest in a HOME ready to move in We have several 7-room houses, with all modern improvements, 50x100 hand in growing Westchester County, 35 minutes from the heart of the city—where property is always on the increase, a town of 4,000 inhabitants, public school, churches, stores, 44 trains daily, 10c. commutation fare, N. Y.; trolley running through the property.

INVESTIGATE, IT WILL PAY The Original Home Builders of Westchester County. Halley Land and Improvement Co., 104 & 108 E 123TH ST. (Our Only Office.) Open daily from 9 A. M. to 5 P. M. Wed, and Sat. evening until 9 P. M.

NEW ROCHELLE—I have three houses just completed in restricted neighborhood, facing a PARK, each lot 80 feet wide; high ground; feer water and trolley; can give immediate possession; for sale on best lerins.

OWNER, 51 Maple av., New Rochelle. \$750—Modern nine room house; high elevation; near station; broad yeranda; garden, &c.; lot 50x150 casy terms. Apply FRANK E. CLARKE, Attorney. 4 Grand st., White Plains, N.

HANDSOME detached houses at Neppeshan Heights Yonkers, N. Y.; easy terms. Apply office, Nepperhan Station, Yonkers, N. Y. Acreage in Yonkers—Plot of 300 lots; convenient to railroad station. HORACE ROUNDS, Park Row Building.

EVERYWHERE in Westchester county, country country country acuses, farms. COOLEY & WEST, Inc., main office Mount Vernon and White Plains.

HOUSES in Mount Vernon; building lots; call and examine list or communicate. W. De REVERE, Mount Vernon, N. Y. FURNISHED or unfurnished houses at Rye or other property, See AUGUSTUS G. WILSON, Rye, N. Y.

LARCHMONT and Mamaroneck; furnished and unfurnished houses for sale or rent. GHANNIS REALTY, 503 5th av. BUILDING Plots and acreage and investment property for sale. BELLOWS & WARREN, 20 Getty Square, Yonkers.

ACREAGE ripe for sub-division; New Rochdle, Scarsdale, Larchmont, Pelham. J. B. THILL, 18 East 42d st. TARRYTOWN—For sale, attractive two acre place, commanding fine views of Hudson. H. W. NICHOLS 7 East 42d st. FOR SALE—Sixty two acres on Quaker Ridge, Scarsdale. McVICKAR, GAILLARD REALTY CO., 498 5th av., N. Y.

MISCELLANEOUS.

MANCHESTER, VERMONT
For rent, from June 1 to October 1, a furnished cottage, ten sleeping rooms, two baths electric lights, steble room four horses.
Address P. O. box 224, Manchester, Vt. FOR SALE. A fine fitteen room furnished cot-tage, boathouse and dock at Frontenae, Round Island, St. Lawrence River; also a gasolene launen, with boathouse on main shore. Inquire at 122 Kirk Bldg., Syracuse., N. V.

BANKER'S COLONIAL MANSION SALE or Rem-Nyack on Hudson; new, modern, 15 room Residence; unexcelled location and view W. SCOTT, Flatiron Bldg., or Owner, 187 S. Broadway, Nyack, N. Y.

BEAUTIFUL property on Nantucket Island for sale. WM. A. SHERMAN, 10 Broadway, N. Y. LISTS good profitable farms, all sections, cheap.

O'SHEA & KLEIN \$25 West 48th st.

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LONG ISLAND SALE OR RENT. (TOONS ISLAND SALE OR RENT.

10 Per Cent. off for All Cash

HIGH AND BEAUTIFUL Opposite Belmont Park Race Track,

Best Lots at \$85 and \$115 Lots fronting street car line and corner lots, other terms and prices.

5c.—FARE FROM N. Y. CITY TO JAMAICA—5c.

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TITLE PERFECT-Guaranteed by the Lawyers' Title Insuran Luncheon Free. Served all Day. Music by Jamaica Brass Band.

> Williamsburg Bridge, Manhattan End. Take Broadway (Jamaica) Car. Brooklyn Bridge, Manhattan End. Take Lexington Ave. "L," Kings County "L" or any Cypress Hills Car to Jamaica. Leave car at Jamaica Post Office Building.

where our representative (wearing red badge) will meet you. FROM 13-17 Park Row. New York. The above advertisement pre-

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PRAINS EACH WAY DAILY TROILEY EVERY FIVE MINUTE FULL SIZED LOTS \$200 UP.

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The changes, lest and most accessible homesties ever affered.

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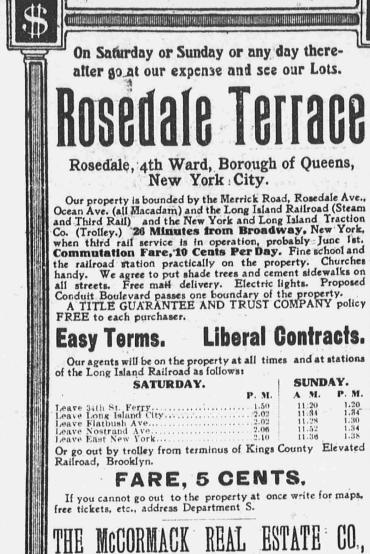
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